

City Planning Commission

Department: Community Development	Case # ZC-16-006	Ordinance No. _____
Applicant: Community Development Department	Planning Commission: 03/08/16	
Subject/Title		
<p>Request of the Community Development Department to rezone the City owned property legally described as Lots 5 through 12, Block 11, Bryant and Clark's Subdivision and the East 1/2 of vacated South 30th Street abutting from C-2/Commercial to R-3/Low Density Multi-Family Residential. This property is located between 1st and 2nd Avenues, east of the centerline of vacated South 30th Street</p>		
Background		
<p>The City owns all of the property proposed for rezoning. The City purchased the property in October of 2015 and intends to demolish the structures in 2016-2017 along with additional excavation on the Bunge parcels to the west.</p> <p>The West Broadway Plan (adopted on July 27, 2015) identifies various residential typologies including multi-family, attached townhomes, and some single family for this area.</p> <p>Land uses in the area are primarily single family residential uses along the south side of 2nd Avenue with mixed commercial uses between West Broadway and 1st Avenue. City owned property (currently in the rezoning process) is located to the west with Hi-Tech Electronics located directly to the east. Surrounding zoning is shown on the attached map.</p> <p>There have been no adverse comments from any City department or public utility.</p> <p>All property owners within 200 feet of the subject property were notified of the proposed rezoning. No comments have been received.</p>		
Comments		
<ol style="list-style-type: none">1. Uses allowed in an R-3 district are more compatible with the exiting single family uses to the south than what is allowed in an I-1/Light Industrial district.2. The future land use plan of the <u>Bluffs Tomorrow: 2030 Plan</u> identifies this area to be residential in nature.		
Recommendation		
<p>The Community Development Department recommends rezoning Lots 5 through 12, Block 11, Bryant and Clark's Subdivision and the East 1/2 of vacated South 30th Street abutting from C-2/Commercial to R-3/Low Density Multi-Family Residential for the reasons stated above.</p>		
<p>Attachments: Map showing proposed zoning changes and surrounding zoning</p> <p>Prepared By: Rebecca Sall, Assistant Planner</p>		

